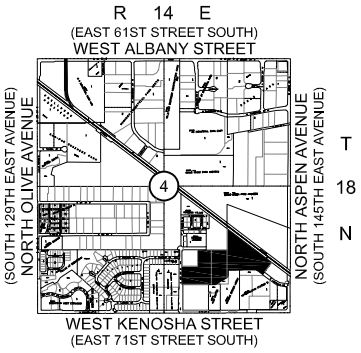
PUD - 318

BRICKTOWN EAST

APPROXIMATELY 23.513 ACRES
NORTH OF THE NORTHWEST CORNER OF
WEST KENOSHA STREET & NORTH ASPEN AVENUE
BROKEN ARROW, OKLAHOMA



Location Map

SCALE: 1"=4000'

SEPTEMBER 2020

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1. PROPERTY DESCRIPTION

Bricktown East is a 23.5 acre tract located north of the northwest corner of West Kenosha Street and North Aspen Avenue, in the City of Broken Arrow, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4); THENCE DUE NORTH ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE/4) FOR 755.36 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF "FRANKLIN INDUSTRIAL DISTRICT", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3246; THENCE N 52°51'45" W ALONG SAID EXTENSION AND NORTHEASTERLY LINE FOR 485.26 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID "FRANKLIN INDUSTRIAL DISTRICT", SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE M.K.&T. RAILWAY; THENCE S 37°08'15" W ALONG THE NORTHWESTERLY LINE OF "FRANKLIN INDUSTRIAL DISTRICT" FOR 310.00 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE N 52°51'45" W ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF "FRANKLIN INDUSTRIAL DISTRICT" FOR 170.00 FEET; THENCE S 89°46'27" W AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE/4) FOR 354.05 FEET TO A POINT ON THE EASTERLY LINE OF LOT ONE (1) IN BLOCK ONE (1) OF "HUDIMAX BROKEN ARROW, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6095; THENCE N 00°13'33" W ALONG SAID EASTERLY LINE FOR 0.38 FEET TO THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE S 89°46'27" W ALONG THE NORTHERLY LINE OF LOT ONE (1) FOR 233.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00°13'33" E ALONG THE WESTERLY LINE OF LOT ONE (1) FOR 155.16 FEET TO THE NORTHEAST CORNER OF RESERVE "A" OF HUDIMAX BROKEN ARROW; THENCE S 59°52'27" W ALONG THE NORTHWESTERLY LINE OF RESERVE "A" FOR 304.60 FEET TO A POINT THAT IS THE SOUTHWESTERLY CORNER OF RESERVE "A", SAID POINT BEING ON THE NORTHERLY LINE OF RESERVE "A" OF "ALDI CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY,OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5550; THENCE S 89°46'27" W ALONG SAID NORTHERLY LINE FOR 152.95 FEET TO THE NORTHWEST CORNER OF SAID RESERVE "A" THENCE CONTINUING S 89°46'27" W AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SEL4) FOR 548.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ELDER PLACE; THENCE N 00°05'02" W ALONG SAID RIGHT-OF-WAY LINE FOR 384.99 FEET TO A POINT THAT IS 338.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOUR (4); THENCE N 89°48'54" E AND PARALLEL WITH SAID NORTHERLY LINE FOR 328.00 FEET; THENCE N 00°05'02" W AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) FOR 338.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE N 89°48'54" E ALONG SAID NORTHERLY LINE FOR 615.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE N 00°02'53" W ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) FOR 436.80 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE M.K.&T. RAILWAY; THENCE S 52°51'45" E ALONG SAID RIGHT-OF-WAY LINE FOR 1168.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

The above described property will hereinafter be referred to as the “Site” or “Subject Property”, and is depicted on Exhibit A, ‘Aerial Photography & Boundary Depiction’.

2. DEVELOPMENT CONCEPT

Bricktown East is a proposed single family development of approximately 95 lots planned on a currently vacant 23.51-acre tract. This proposed Planned Unit Development (PUD-318) will create a high-end, gated residential development, including private streets and one large reserve for open space and a detention area. A conceptual site plan depicting the general location of site features is provided on Exhibit B, 'Conceptual Site Plan'.

The subject property is neighbored to the north by a small PUD in RM zoning with multifamily residences, to the northeast by an MK&T Railroad and a similar-sized area of undeveloped land beyond. To the southeast are a car dealership, fitness center, carwash, drive-in restaurant, a retail store, and a machine tool distributor. To the west are a storage facility, R-2 and R-3 zoning with single-family residences.

Two development areas are proposed for the property. *Development Area 'A'* will contain the residential lot improvements and Reserve B, which contains the private streets and entry enhancements at North Elder Place. *Development Area 'B'* on the south and southeast sides of the property incorporates open space, with common neighborhood amenities and storm water detention in Reserve A.

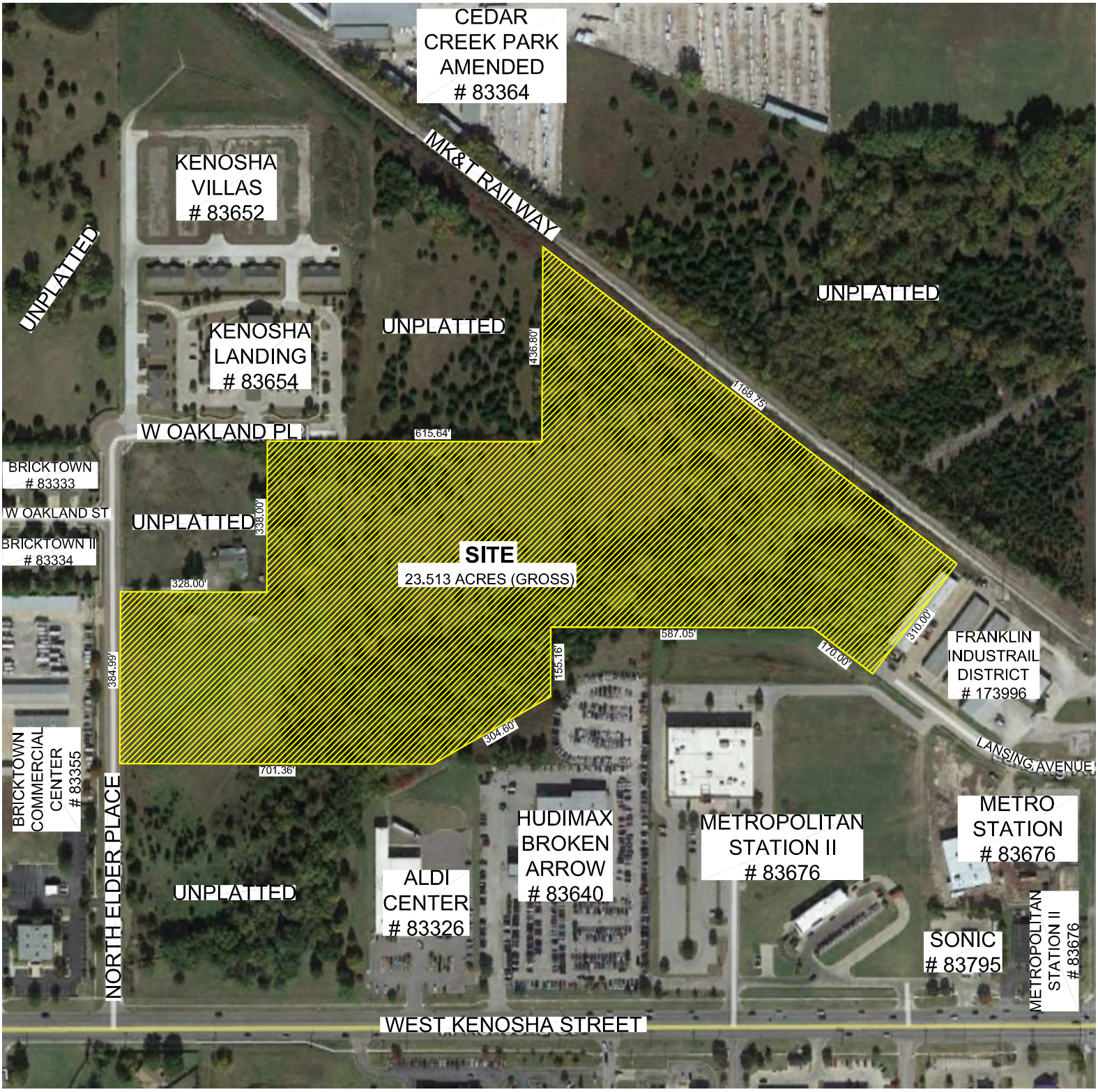
One of the purposes of the PUD as defined in the City of Broken Arrow Zoning Code is, "To permit greater flexibility within the development to best utilize the physical features of the particular site" (Section 2.6.A). Bricktown East will certainly fit the criteria by allowing some of the lots to have less than the minimum RS-4 frontage of 55 feet, and allowing private streets with their narrower right-of-way widths, both yielding a desirably greater residential density. In addition, the divided entry on Elder Place will be landscaped and a fence and small trees along the full street frontage will be added. There are overhead power lines along Elder, so the specified trees will be smaller species. A trail will be incorporated into Development Area B, Reserve A, open space and detention.

BRICKTOWN EAST

NORTH

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

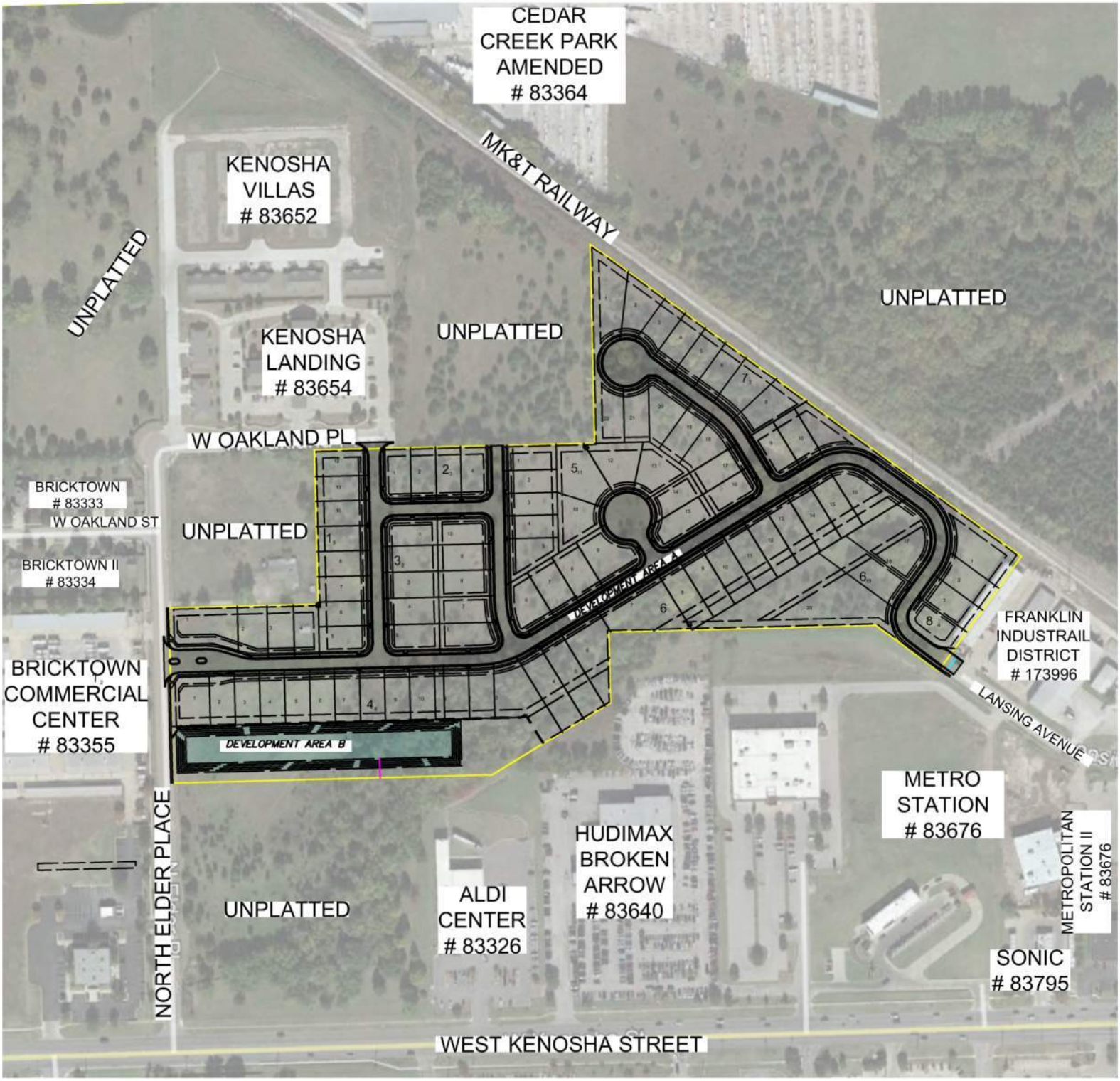


BRICKTOWN EAST

NORTH

EXHIBIT B

CONCEPTUAL SITE PLAN
LAYOUT SHOWN AS OF AUGUST 17, 2020



3. DEVELOPMENT AREA "A" STANDARDS

Development Area "A" shall be developed in accordance with the use and development regulations of the RS-4 district and the Broken Arrow Zoning Ordinance, except as noted herein:

Gross Land Area:	1,094,080 SF / 25.17 AC
Net Land Area:	1,024,231 SF / 23.51 AC
Permitted Uses:	Uses permitted as a matter of right in the RS-4 zoning district in the City of Broken Arrow Zoning Code, including landscaped features and secure entrances, recreational facilities such as trails, picnic tables, and benches, and uses customarily accessory to permitted uses.
Maximum Number of Lots:	95 Lots
Minimum Lot Frontage:	50 FT
Minimum Lot Size:	5,600 SF
Maximum Building Height:	35 FT *
Off-street Parking:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.
Minimum Livability Space	2,800 SF
Minimum Yard Setbacks	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard Abutting a Private Street:	15 FT
Side Yard Not Abutting a Private Street:	5 FT **
Maximum Lot Coverage:	50% for interior lots; 60% for corner lots

* In accordance with Section 4.2.C.3 of the Broken Arrow Zoning Code, architectural features, such as chimneys and cupolas, may extend a maximum of five (5) feet above maximum permitted building height.

** A minimum of ten (10) feet of separation must be maintained between all buildings.

STREETS: Minimum street right-of-way width of 30-feet shall be permitted, with a minimum of 26-feet of paving. Residential streets shall be constructed to meet the standards of the City of Broken Arrow for minor residential streets.

Access into the subdivision will be from North Elder Avenue which connects to Kenosha Avenue a short distance away. Lansing Avenue also connects to the property and provides exit-only access to North Aspen Avenue. A wider, heavily landscaped entrance is proposed for the entry. Maintenance of the private streets within this development shall be the responsibility of the homeowners' association.

SIGNS: One (1) sign shall be permitted along the North Elder Avenue frontage, not to exceed thirty-two (32) square feet in size, and six (6) feet in height. One sign shall be permitted on Lansing Avenue identifying the egress point as "Exit Only" or similar.

FENCING: Interior fencing or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fences shall be a wood privacy, ornamental iron, or stockade with black chain link. Fences on private lots will be maintained by the owner of the lot. No barbed wire, meshed or other metal fencing shall be allowed. No fence over six (6) feet tall shall be permitted unless approved by the Bricktown East Architectural Committee. Fences located on exterior sides of corner lots shall not extend beyond half-way between the building line and property lines. Subdivision perimeter fencing along North Elder Place will be of masonry in a scale and design compatible with the entry elements. Subdivision perimeter fencing along the railroad will be a solid wood screening fence, a minimum of eight (8) feet high.

MASONRY: The first floor of each dwelling shall be a minimum of 80% masonry excluding windows and beneath covered porches.

LIVABILITY SPACE: Livability space may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1d of the Broken Arrow Zoning Code.

4. DEVELOPMENT AREA "B" STANDARDS

PERMITTED USES: Open space, recreation, and detention facilities.

FENCING: No interior fencing or walls shall be constructed within Development Area 'B' that would obstruct the natural overland flow of drainage to the detention area.

5. GENERAL PROVISIONS

5.A. ACCESS AND CIRCULATION: Primary access for Bricktown East will be from North Elder Place on the west and egress only from Lansing Avenue, connecting to North Aspen Avenue on the east. An oversized entrance with median separation shall be constructed in order to permit ease of ingress and egress for both residents and emergency access vehicles to Bricktown East from Elder Place. Two additional future points of egress will be made available with stub streets extended to the north property line. They will serve as emergency entrances for the Fire Department and will have manual gates with Knox boxes in accordance with the Broken Arrow Fire Department regulations. Gate permits will be renewed annually or as required. The internal private streets will be 26 feet wide. Guest parking will be available on-street just as is ordinarily allowed on public streets.

5.B. PUBLIC UTILITIES: Water and Sanitary Sewer service is available in the area. A water main is available across Elder Place, to the north across Oakland Place, and to the east along Lansing Avenue.

The Sanitary Sewer will be extended from an offsite location southwest of the property, across Elder Place, and directly available on the southwest side of the railroad.

An internal storm water collection system will be designed and constructed for Bricktown East and piped to the proposed detention area near the southwest corner of the property. A detailed Hydraulic Analysis report will be prepared and submitted to the City of Broken Arrow for approval during the engineering process.

5.C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property generally slopes from the northeast to the southwest. The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Dennis Silt Loam (3 to 5%), Dennis-Pharoah Complex (1 to 3%), Dennis-Radley Complex (0 to 12% slopes), and Okemah Silt Loam (0 to 1% slopes). Development constraints associated with these soils will be addressed in the engineering design phase of the project. Prior to design and construction, a geotechnical report will be performed to recommend paving sections and sub grade design. The soils types are shown in Exhibit "D" of this document, and Existing zoning and land uses are shown in Exhibit "F".

5.D. LANDSCAPING AND SCREENING: The primary entry at North Elder Place will be an upscale design with substantial landscaping, subject to approval during final site and landscape plan review. The perimeter of the subdivision along the railroad, Franklin Industrial District at Lansing, and the south side next to the commercial properties on Kenosha will have a wood solid screening fence. There will be a 10-foot-wide fence and landscape easement along Franklin Industrial District at Lansing and along Elder; all other locations of the perimeter fence will be in a 3-foot fence easement. Where possible, existing trees will be preserved or new trees planted to provide additional buffering from abutting non-residential uses. Common area screening and landscaping will be installed by the developer and maintained by the Homeowner's Association.

5.E. EXISTING ZONING AND LAND USE: Current zoning is IL (Industrial Light) and CG (Commercial General). The property is currently undeveloped. The adjacent tracts to the north and northeast are zoned IL, RM with PUD 191, and R-1; to the south is Commercial General (CG) and PUD-162 and PUD-179; to the west is Commercial neighborhood (CN), Single-Family Residential – 1, and 2 (R-2, and R-3) zoning.

The LUIS designation on the Future Development Guide Map is Level 6, with a small portion of Level 3. An application has been filed to amend the Land Use designation to Level 3 over the entire parcel.

Land Use Level 3 anticipates RS-4 zoning. An application for rezoning to RS-4 has been filed concurrently with proposed PUD-318. RS-4 would permit a maximum of 130 dwelling units; however, the number of dwelling units at Bricktown East will be limited to no more than 95.

5.F. SITE PLAN REVIEW: No building permit for a residence within Bricktown East shall be issued until a separate site and landscape plan have been submitted for the gated entry and any common landscaped areas.

5.G. SCHEDULE OF DEVELOPMENT: Initial construction is anticipated to commence in the first quarter of 2021 once the Comprehensive Plan amendment, rezoning, PUD and subdivision plat have been completed and approved by the City of Broken Arrow.

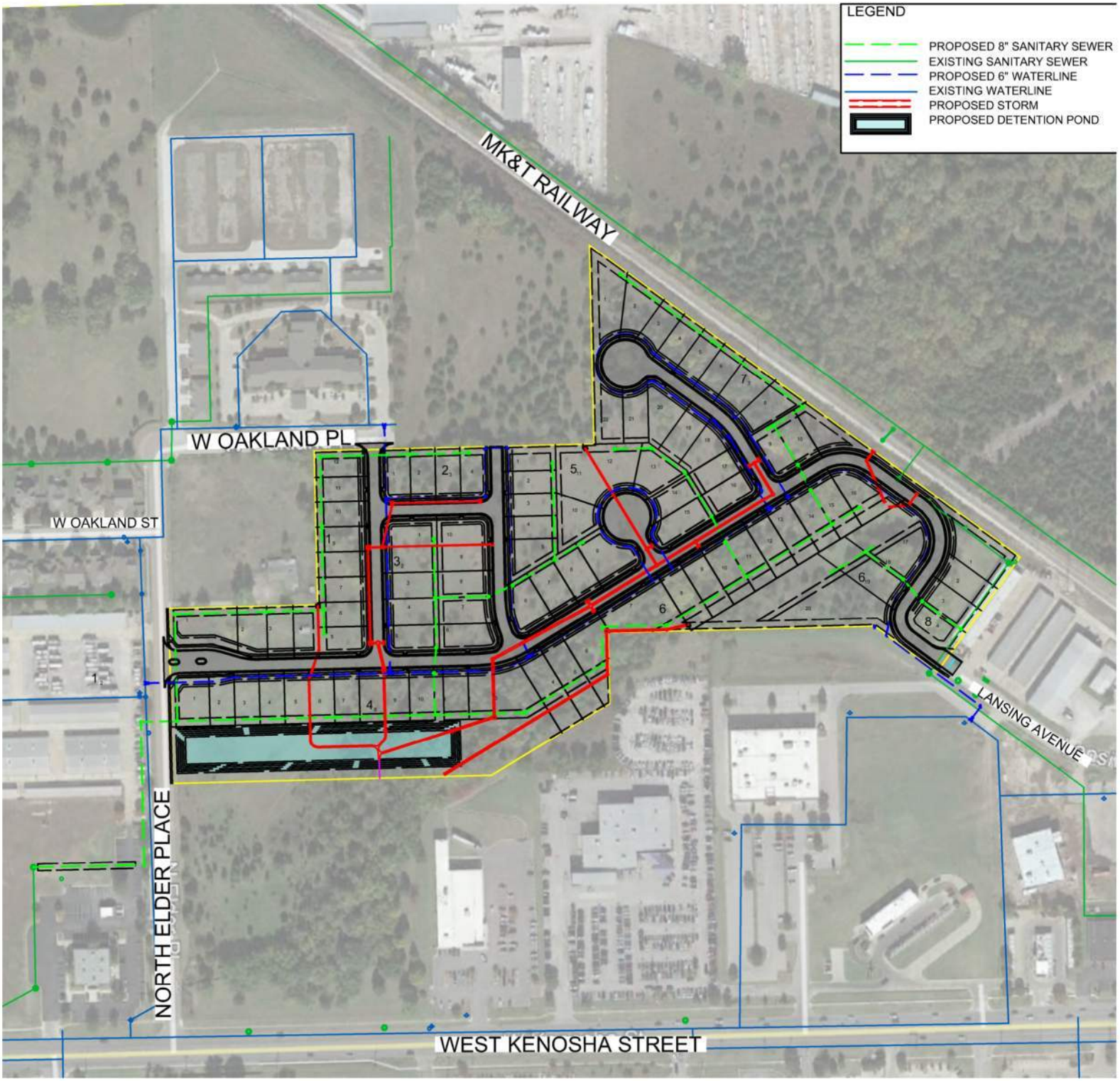
BRICKTOWN EAST

NORTH

EXHIBIT C

EXISTING & PROPOSED UTILITIES

EXISTING UTILITIES IN PART LOCATED FROM CITY OF BROKEN ARROW ATLASES



BRICKTOWN EAST

NORTH

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED AUGUST 11, 2020

TULSA COUNTY, OKLAHOMA (OK143)			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
14	DENNIS SILT LOAM 3-5% SLOPES, ERODED	7.28	31.0%
15	DENNIS-PHAROAH COMPLEX 1-3% SLOPES	7.34	31.2%
16	DENNIS-RADLEY COMPLEX 0-12% SLOPES	8.56	36.4%
43	OKEMAH SILT LOAM 0-1% SLOPES	0.33	1.4%
TOTALS OF AREA OF INTEREST		23.51	100%

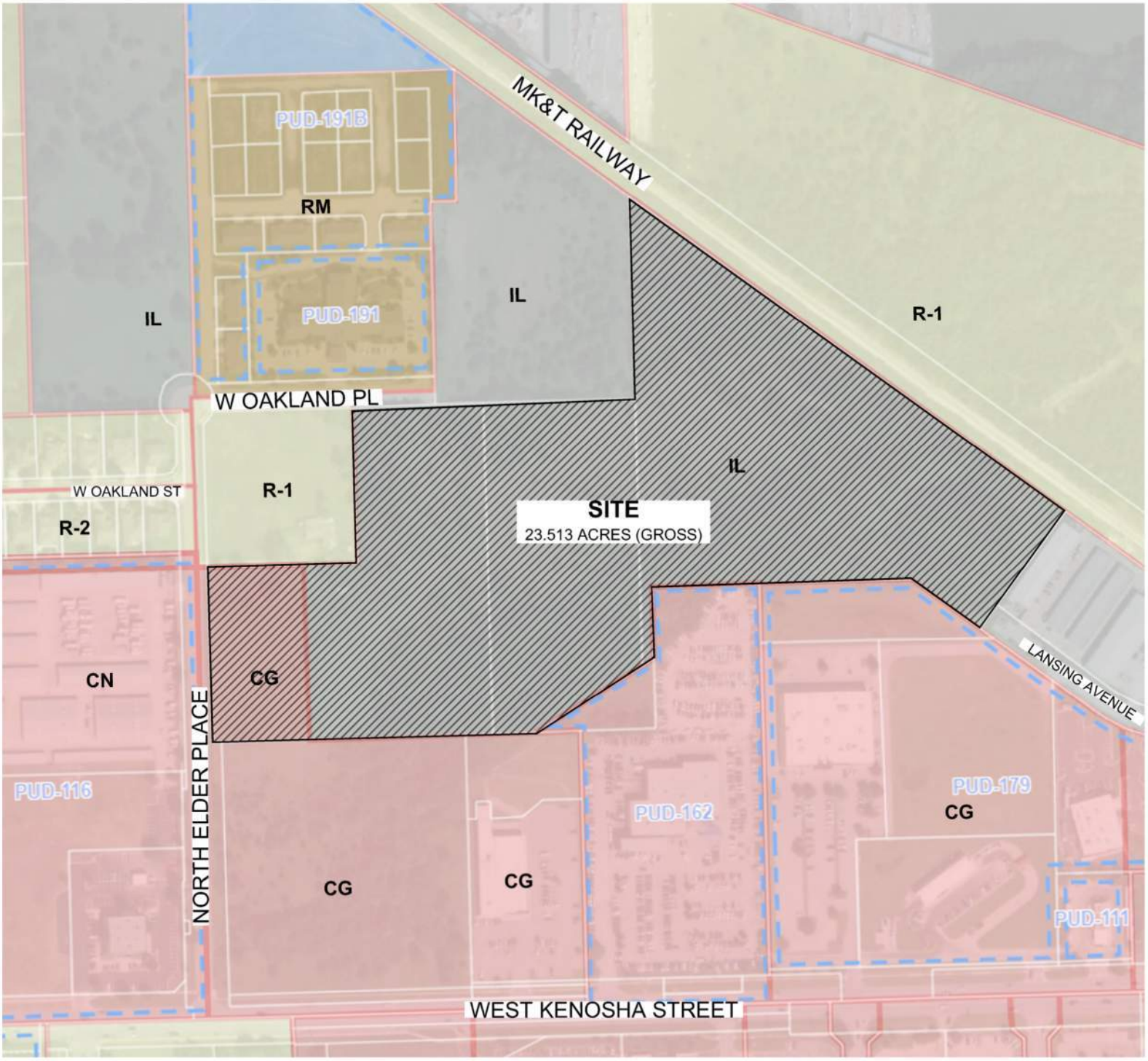
BRICKTOWN EAST

NORTH

EXHIBIT E

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED AUGUST 11, 2020



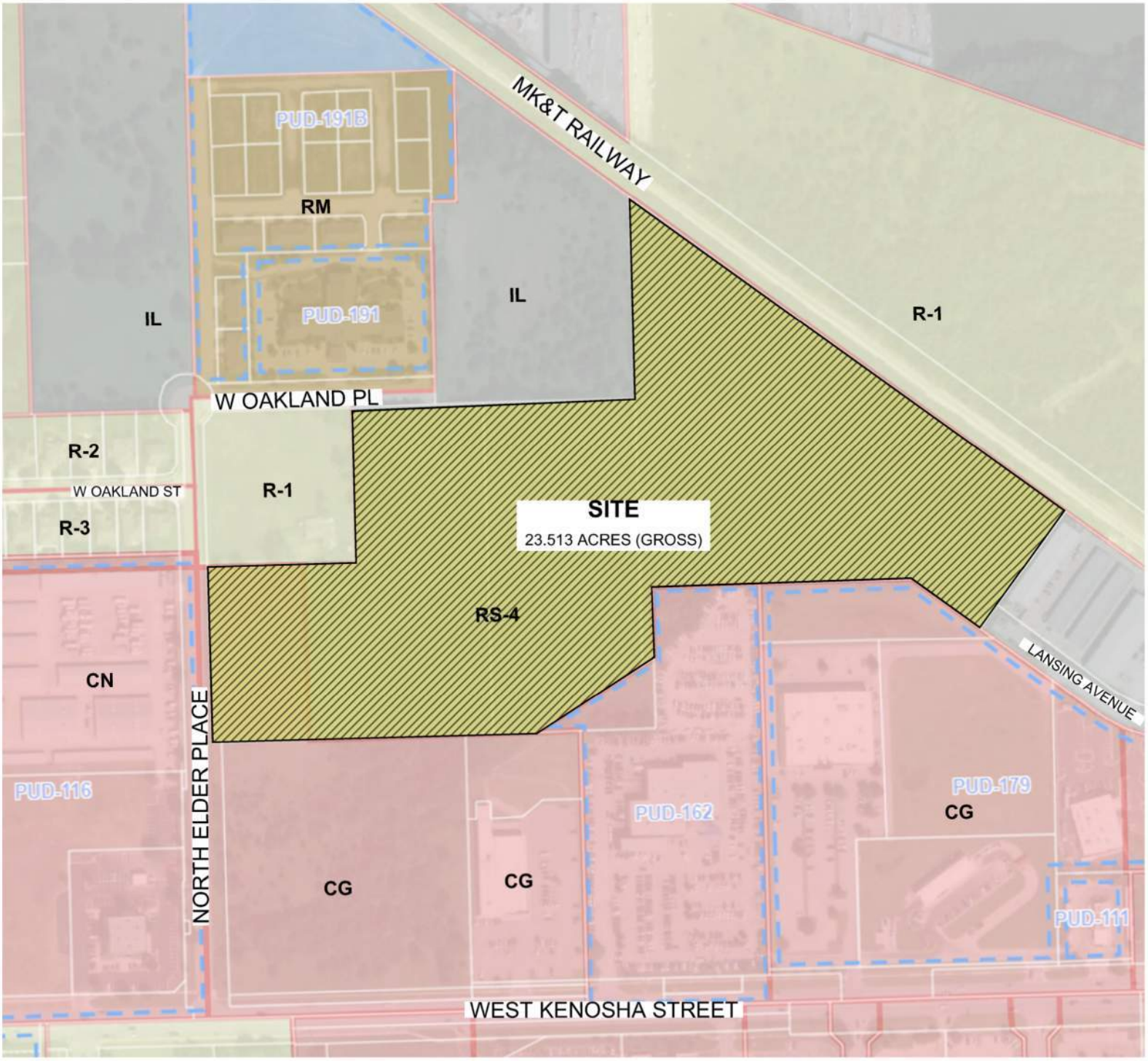
BRICKTOWN EAST

EXHIBIT F

PROPOSED ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED AUGUST 11, 2020

NORTH



BRICKTOWN EAST

EXHIBIT G

EXISTING COMPREHENSIVE PLAN MAP

DATA FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012

BRICKTOWN EAST

NORTH

EXHIBIT H

PROPOSED COMPREHENSIVE PLAN MAP

DATA FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012